

Ord. 25-S-040

Zone Change to PUB 4.7 Acres

Daisy Marquez | Planner



- 4.7 acres
- FM 1518
- Currently not in City Limits



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- Currently not in City Limits

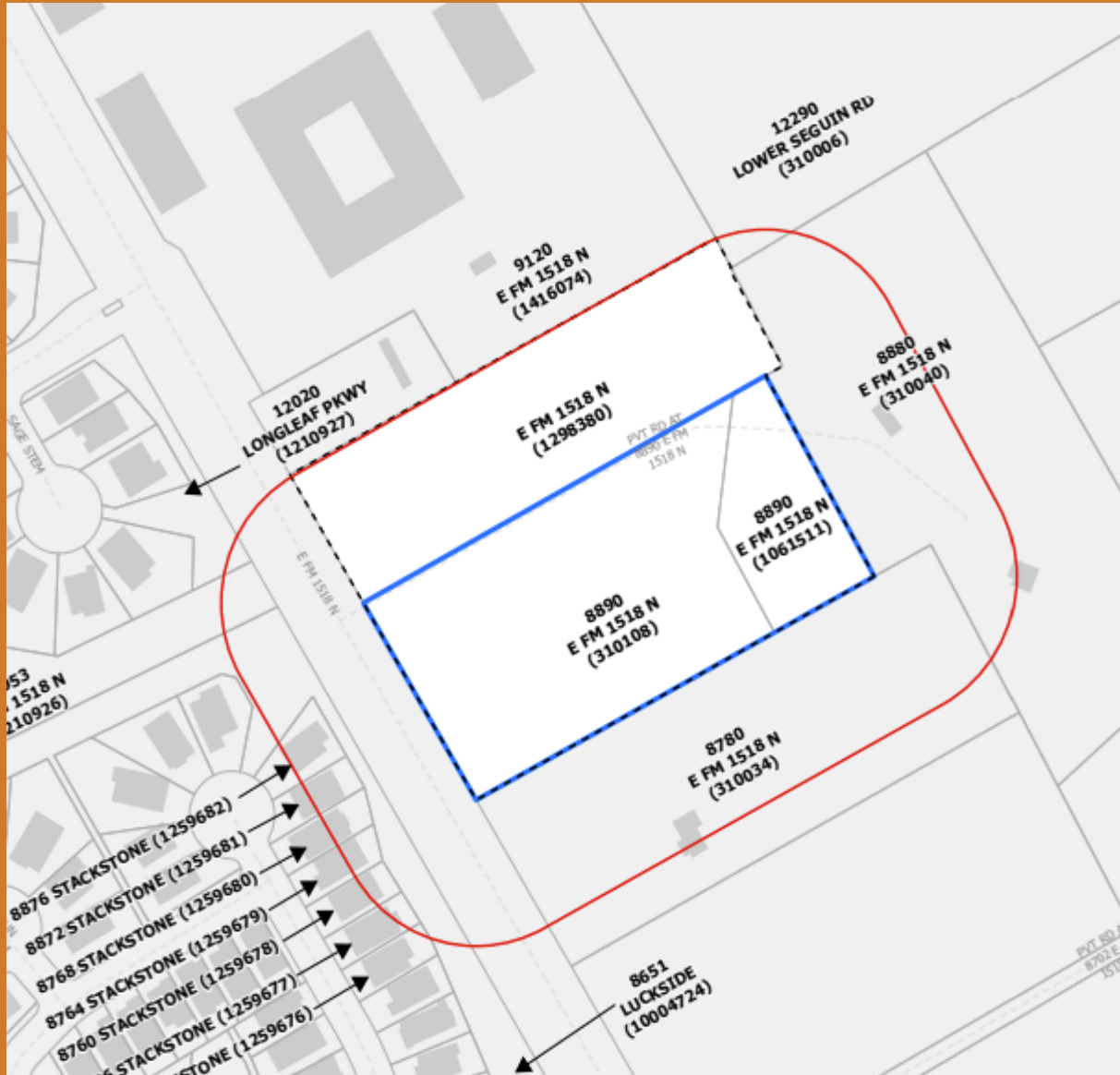
- Resolution 25-R-12:
Approved August 19, 2025
- Annexation Ordinance 25-S-039



Zoning and Land Use

| | Zoning | Use |
|------------------|---|--|
| Subject Property | Not in City Limits | Residence/ Undeveloped |
| North | ETJ and Planned Development District (PDD) | Pipeline Easement & FM 1518 Apartments |
| East | Agricultural District (AD) & Pre-Development District (PRE) | Undeveloped and Residence |
| South | Pre-Development District (PRE) | Residence |
| West | Right-Of-Way & Planned Development District (PDD) | FM 1518 & Crossvine |

Public Hearing Notices

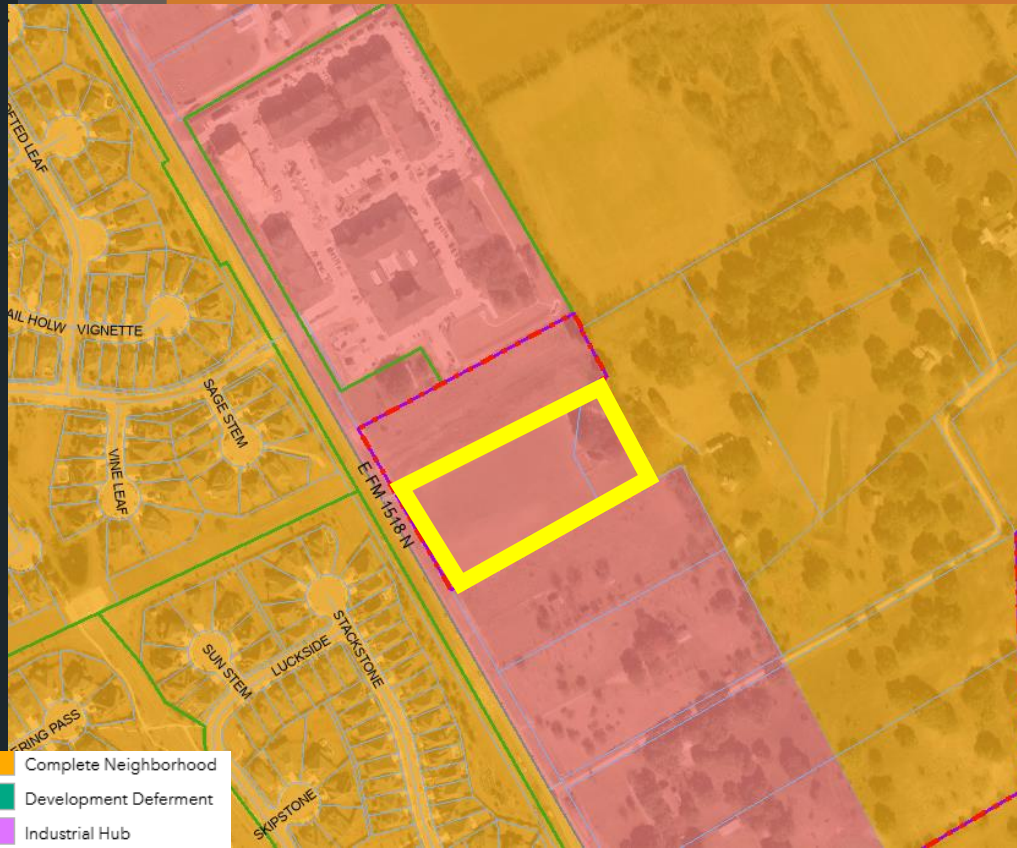


- 15 public notices were sent on 8.21.2025
- Responses
 - (1) in favor
 - (0) Neutral
 - (0) in Opposition
- 1 sign was placed by the applicant
- Newspaper Notice 9.24.25
- P&Z Sept 3, 2025



UDC SECTION 21.5.4.D Criteria for Approval

1. Whether the proposed zoning change implements the policies of the adopted Comprehensive Land Plan, or any other applicable adopted plans



- Comprehensive Land Use Plan- Future Land Use Map
 - Local Corridor
 - Locally oriented commercial
 - Medium to high Collector Roads
 - Retail, Small Scale Mixed-Use, Multi-Family and Residential Compatible in Scale and Intensity with local neighborhood
- PUB
 - Provides services to the local community
- Proposed PUB does meet the intent of Local Corridor Land Use Designation.

UDC SECTION 21.5.4.D Criteria for Approval

2. Whether the proposed zoning change promotes the health, safety, and general welfare of the City.

Public Use District (PUB) Permitted Uses

Public Athletic Stadium
Cemetery or Mausoleum
Church, Temple, Synagogue, Mosque,
or Other Place of Worship
Civic/ Convention Center
Governmental Facilities
Municipal Uses
Post Office
School

*** Not an exhaustive list, Please
reference Table 21.5.8- Permitted
Use Table***

- The Comprehensive Plan stipulates that **public uses are appropriate to be located within all land use categories**
- TIA Determination Form
 - Peak Vehicle Trips on Sunday when normal traffic is light
 - *No adverse impact on the transportation system by the proposed change*
- Permitted Uses within PUB & Site Design Requirements
 - Proposed Zone Change promotes the health, safety, and general welfare of the Community

UDC SECTION 21.5.4.D Criteria for Approval

3. Whether the uses permitted by the proposed change will be consistent and appropriate with existing uses in the immediate area

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UDC SECTION 21.5.4.D Criteria for Approval

4. Whether other factors are deemed relevant and important in the consideration of the amendment

- Staff has ensured the proposed zone change meets the UDC requirements
- Fire, EMS, and Police Departments were notified and did not provide objections to the specific zone change

Staff Recommendation

Due to the proposed zone change to Public Use District (PUB) being compatible with the Comprehensive Land Use Plan- Future Land Use Map and the existing uses in the immediate area, Staff recommends approval of Ordinance 25-S-040.

P&Z Recommendation

The Planning and Zoning Commission held a public hearing for the item on September 3, 2025, and made a recommendation of approval with a unanimous vote.